



SOUTH COUNTY ADVISORY COUNCIL LAND USE COMMITTEE AGENDA – Zoom Meeting

Monday, January 9th, 2023 – 10:00 am. To be held via Zoom

Call to Order

Roll Call –

Kevin Beauchamp LUC Chair – kevin.beauchamp@kw.com

Tom Ryan - whitneyhiker888@yahoo.com

Gary Spelbring - nogrownups2@gmail.com

Barbara Verlangiere – Secretary - blondmare@gmail.com

Jerry Bridge – Jerry@JerryBridge.com

Additions or Deletions - Correspondence and Comments from the Chair –
Approval Oct 10th 2022 Minutes

Public Comment Period: Limited to three minutes for those items not on the agenda

These applications were recently filed with the Planning Department for review and approval. Because the proposals may be of interest or concern to your agency or community group, we are notifying you of the availability of a referral on the projects.

1. [AMEND2022-00012](#) Waste Connections to amend (AMEND2022-00012) the previously approved Development Plan (D960246D) for the Santa Maria Transfer Station. The request is to modify the hours of operations from 7:30 am – 4:00 pm to 5:30 am – 4:00 pm Monday – Saturday for waste receiving and 6:00 am – 6:00 pm to 5:30 am – 6:00 pm Monday – Sunday for employee hours. The Santa Maria Transfer Station is an operational municipal solid waste transfer facility located on a 3.1-acre parcel. The proposed project is within the Commercial Service land use category and is located at 325 Cuyama Lane in Nipomo, west of Highway 101 and approximately 2,300 feet the Santa Barbara County boundary.
2. [N-DRC2022-00008](#) Rob Crandall MUP to modify detached garage/workshop standards to allow a 2,400 square foot detached garage/workshop. The proposed project is within the Residential Rural land use category and is located on the northwest corner of Halcyon Road and Pine Ridge Lane, approximately ½ mile east of El Campo Road, south of the City of Arroyo Grande. The site is in the South County (Inland) planning area.
3. [N-DRC2021-00029](#) Boulevard Associates, LLC, is proposing to build, own, and operate a utility-scale battery energy storage facility immediately southeast of the existing Pacific Gas & Electric Mesa Substation on Joshua Street. The project site is approximately 1.6 miles south of the community of Nipomo and approximately 1 mile north of the City of Santa Maria in San Luis Obispo County, California. The project would occupy approximately 37 acres and would consist of: batteries housed in enclosures, a substation, pad-mount transformers, auxiliary transformer, inverters, fire suppression system, and an HVAC system.

Community Advisory Groups: You will want to contact the applicant and/or agent for the project to request a presentation to your group, or simply to answer questions about the project. The telephone number and address for the applicant/agent are provided in the links above.

New Business

PROJECT DESCRIPTION*: 1. Request to adjust the lot lines between two parcels of .6 acres and .21 acres that will result in two parcels 0.23 acres and 0.58 acres. 2. Construct new 2,000 sq. ft. building with a drive thru window (coffee brew), and a new AC Parking lot that would be shared with future drive thru tenant and existing convenience store. 3. New 48-foot tall freeway pole sign APN(s): **092-251-022**

SCAC Meeting – September 26th 2022 – 6:30pm – In Person

Next LUC Meeting – October 10th 2022 – 10:00am Via Zoom

Adjourned